



# PLANNING COMMISSION AGENDA

LEE BRAND, Chair

Commission Members  
ROJELIO VASQUEZ, Vice Chair  
LORI CHERRY  
NAT DIBUDUO  
HAL KISSLER  
CHARLES VANG

Planning and Development  
Director/Secretary  
NICK P. YOVINO

Deputy City Attorney  
KATHRYN C. PHELAN

*The Planning Commission welcomes you to this meeting.*

**November 30, 2005**

**Wednesday**

**6:00 p.m. to 9:30 p.m.**

**COUNCIL CHAMBER**

**2600 FRESNO STREET**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Commission meeting.

**I. ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

**III. PROCEDURES**

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

**IV. AGENDA APPROVAL**

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

**V. CONSENT CALENDAR**

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes
- B. Communications
  - 1. In accordance with Fresno Municipal Code Section 12-1005.2, notice of approval by the Planning and Development Director of **Revised** Vesting Tentative Tract Map No. T-5363/UGM, filed by Gary Giannetta, Civil Engineering & Land Surveying on behalf of Rexford Development, LLC. (*Continued from meeting of November 16, 2005.*)
- C. Entitlements

**VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

- A. Consideration of Rezone Application No. R-05-48, Vesting Tentative Tract Map No. 5555/UGM, Conditional Use Permit Application No. C-05-269, and environmental findings, filed by Generation Homes, Inc., pertaining to approximately 9.98 acres of property located on the northeast corner of West Herndon and North Santa Fe Avenues (5110 West Herndon Avenue). ***(Continued from meeting of November 16, 2005.)***
1. Environmental Assessment No. R-05-48/T-5555/C-05-269, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
  2. Rezone Application No. R-05-48 proposes to rezone the subject property from the AE-5/EA/UGM (*Exclusive Five Acre Agricultural/Expressway Area Overlay/Urban Growth Management*) zone district to the R-1/EA/UGM (*Single Family Residential/Expressway Area Overlay/Urban Growth Management*) zone district.
  3. Vesting Tentative Tract Map No. 5555/UGM proposes to subdivide the 9.98-acre site into a 35-lot single family residential planned development subdivision and installation of related public facilities and infrastructure.
  4. Conditional Use Permit Application No. C-05-269 proposes a planned development allowing for reduced front, back, and side yards, increased lot coverage.
    - Bullard Community Plan Area
    - Council District 2 (Councilmember Calhoun)
    - Staff Member: Kevin Fabino
    - Staff Recommendation: Recommend Approval of Rezone Application;
    - Approve Vesting Tentative Tract Map and Conditional Use Permit Application
    - Will be considered by City Council (Rezone Application only)

**VIII. NEW MATTERS**

- A. Consideration of Rezone Application No. R-05-22, Vesting Tentative Tract Map No. 5449, and environmental findings, filed by Valley Pacific Builders, Inc., pertaining to approximately 35.8 acres of property located on the north side of East Butler Avenue between South Peach and South Minnewawa Avenues.
1. Environmental Assessment No. R-05-22/T-5449, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
  2. Rezone Application No. R-05-22 proposes to rezone the subject property from the AL-20 (*Limited Twenty Acre Agricultural, Fresno County*) zone district to the R-1 (*Single Family Residential*) zone district.
  3. Vesting Tentative Tract Map No. 5449 proposes to subdivide the subject property into a 113-lot single family residential subdivision.
    - Roosevelt Community Plan Area
    - Council District 5 (Councilmember Dages)
    - Staff Member: Dawn Marple
    - Staff Recommendation: Recommend Approval of Rezone Application;
    - Approve Vesting Tentative Tract Map
    - Will be considered by City Council (Rezone Application only)
- B. Consideration of Text Amendment No. TA-05-03 and environmental findings, initiated by the Planning and Development Department Director, amending the text of the Fresno Municipal Code Zoning Ordinance to allow residential/commercial mixed use projects in the commercial zone districts.
1. Environmental Assessment No. TA-05-03, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
  2. Text Amendment No. TA-05-03, as described above.
    - Citywide Application
    - Staff member: David Stiglich
    - Staff Recommendation: Approval
    - Will be considered by City Council

**VIII. NEW MATTERS - *Continued***

- C. Consideration of Rezone Application No. R-05-31, Vesting Tentative Tract Map No. 5508/UGM, Conditional Use Permit Application No. C-05-107, and environmental findings, filed by ME Radin Limited Partnership, pertaining to approximately 18.85 acres of property located on the north side of East Church Avenue between South Willow and South Chestnut Avenues.
1. Environmental Assessment No. R-05-31/T-5508/C-05-107, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
  2. Rezone Application No. R-05-31 proposes to rezone the subject property from the AE-20/UGM (*Exclusive Twenty Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
  3. Vesting Tentative Tract Map No. 5508/UGM proposes to subdivide the 18.85-acre site into a 112-lot single family residential subdivision.
  4. Conditional Use Permit Application No. C-05-107 proposes a planned unit development, with, reduced lots sizes and setbacks, and gate to restrict vehicular access.
    - Roosevelt Community Plan Area
    - Council District 5 (Councilmember Dages)
    - Staff Member: Arnoldo Rodriguez
    - Staff Recommendation: Recommend Approval of Rezone Application;  
Approve Vesting Tentative Tract Map and Conditional Use Permit Application
    - Will be considered by City Council (Rezone Application only)
- D. Consideration of Rezone Application No. R-05-42, and environmental findings, filed by Orlonzo Hedrington, pertaining to approximately 0.20 acre of property located on the northeast corner of East Whites Bridge Avenue and South Modoc Avenue.
1. Environmental Assessment No. R-05-42, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
  2. Rezone Application No. R-05-42 proposes to rezone the subject property from the C-6 (*Heavy Commercial*) zone district to the R-2 (*Low Density Multiple Family Residential*) zone district.
    - Fresno-Chandler Downtown Airport Master and Environs Plan
    - Southwest Fresno General Neighborhood Renewal Area Project Plan
    - Edison Community Plan Area
    - Council District 3 (Councilmember Sterling)
    - Staff Member: Bruce Barnes
    - Staff Recommendation: Recommend Approval
    - Will be considered by City Council

**VIII. NEW MATTERS - *Continued***

- E. Consideration of Rezone Application No. R-05-46, and environmental findings, filed by Orlonzo Hedrington, pertaining to approximately 15,000 square feet of property located on the southwest corner of Stanislaus and B Streets.
1. Environmental Assessment No. R-05-46, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
  2. Rezone Application No. R-05-46 proposes to rezone the subject property from the C-6 (*Heavy Commercial*) zone district to the R-2 (*Low Density Multiple Family Residential*) zone district.
    - Fresno-Chandler Downtown Airport Master and Environs Plan
    - Southwest Fresno General Neighborhood Renewal Area Project Plan
    - Edison Community Plan Area
    - Council District 3 (Councilmember Sterling)
    - Staff Member: Bruce Barnes
    - Staff Recommendation: Recommend Approval
    - Will be considered by City Council
- F. Consideration of Rezone Application No. R-05-47, and environmental findings, filed by Everest Developers, pertaining to approximately 0.15 acre of property located on the south side of East Whites Bridge Avenue between South Trinity and South Modoc Avenues.
1. Environmental Assessment No. R-05-47, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
  2. Rezone Application No. R-05-47 proposes to rezone the subject property from the C-6 (*Heavy Commercial*) zone district to the R-2 (*Low Density Multiple Family Residential*) zone district.
    - Fresno-Chandler Downtown Airport Master and Environs Plan
    - Southwest Fresno General Neighborhood Renewal Area Project Plan
    - Edison Community Plan Area
    - Council District 3 (Councilmember Sterling)
    - Staff Member: Bruce Barnes
    - Staff Recommendation: Recommend Approval
    - Will be considered by City Council

**VIII. NEW MATTERS - Continued**

- G. Consideration of Rezone Application No. R-05-55, Vesting Tentative Tract Map No. 5530/UGM, and environmental findings, filed by Granville Homes, Inc., on behalf of Rene Laquerriere, pertaining to approximately 4.78 acres of property located on the east side of North Chestnut Avenue between East Shepherd and East Teague Avenues.
1. Environmental Assessment No. R-05-55/T-5530, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
  2. Rezone Application No. R-05-55 proposes to rezone the subject property from the R-A/UGM (*Single Family Residential Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
  3. Vesting Tentative Tract Map No. 5530/UGM proposes to subdivide the 4.78-acre site into a 17-lot single family residential subdivision with one remainder lot.
    - Woodward Park Community Plan Area
    - Council District 6 (Councilmember Duncan)
    - Staff Member: Will Tackett
    - Staff Recommendation: Recommend Approval of Rezone Application;
    - Approve Vesting Tentative Tract Map
    - Will be considered by City Council (Rezone Application only)
- H. Consideration of Vesting Tentative Tract Map No. 5400/UGM, and environmental findings, filed by Gary Giannetta Civil Engineering & Land Surveying on behalf of the McCaffrey Group, Inc., and Azalea Biglione, pertaining to 79.78 acres of property located on the east side of North Hayes Avenue between West Gettysburg and West Ashlan Avenues.
1. Environmental Assessment No. T-5400, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
  2. Vesting Tentative Tract Map No. 5400/UGM proposes to subdivide the northerly 57.4 acres of the overall 79.78±-acre property (the portion zoned R-1/UGM) into 231 single family lots, with an 18.65-acre remainder (zoned R-2/UGM) lying along West Ashlan Avenue. The project includes construction of urban infrastructure to serve the proposed subdivision.
    - West Area Community Plan Area
    - Council District 2 (Councilmember Calhoun)
    - Staff Member: Sandra Brock
    - Staff Recommendation: Approve
    - May be considered by City Council

**VIII. NEW MATTERS - *Continued***

- I. Consideration of Vesting Tentative Tract Map No. 5482/UGM, and environmental findings, filed by Precision Civil Engineering, Inc., on behalf of Valley Land Development, LLC., pertaining to approximately 18.32 acres of property located on the northeast corner of the intersection of East Jensen and South Peach Avenues.
  1. Environmental Assessment No. A-05-05/R-05-12/T-5482, determination of Initial Study to file a Mitigated Negative Declaration.
  2. Vesting Tentative Tract Map No. 5482/UGM proposes to subdivide the subject property into an 81-lot single family residential subdivision at a density of 4.42 dwelling units per acre.
    - Roosevelt Community Plan Area
    - Council District 5 (Councilmember Dages)
    - Staff Member: Will Tackett
    - Staff Recommendation: Approve
    - May be considered by City Council
- J. Consideration of Plan Amendment Application No. A-04-33, and environmental findings, filed by Copper River Ranch, pertaining to approximately 63 acres of property located within the Copper River Ranch Development generally bound by East Copper Avenue (south), North Friant Road (west), and North Willow Avenue (east). The proposed amendment will affect Outlots M, N, P, and Y as approved by Vesting Tentative Tract Map No. T-5205. The location of Outlots M, N, and P are along the Friant Road frontage, while Outlot Y is located near the existing Copper River Ranch Clubhouse.
  1. Environmental Assessment No. A-04-33, determination of Initial Study to file a Mitigated Negative Declaration.
  2. Plan Amendment Application No. A-04-33 to amend Exhibit 6 of the 2025 Fresno General Plan, Urban Form Components Map, to add a "Mid Rise/High Rise Node" within the Copper River Ranch Project area. Specifically, the proposed amendment will affect Outlots M, N, P, and Y as approved by Vesting Tentative Tract Map No. T-5205. The location of Outlots M, N, and P are along the North Friant Road frontage, while Outlot Y is located near the existing Copper River Ranch Clubhouse. In addition, the proposed "Mid Rise/High Rise Node" would permit the development potential of buildings up to six stories in height subject to a conditional use permit application. The areas proposed for the potential six story, as described, are planned and zoned for multiple family residential development.
    - Woodward Park Community Plan Area
    - Council District 6 (Councilmember Duncan)
    - Staff Member: Mike Sanchez
    - Staff Recommendation: Approve
    - Will be considered by City Council



**IX. REPORT BY SECRETARY**

**X. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

**XI. ADJOURNMENT**